

Parcel location is approximate. For representative purposes only

Legal Description:

SW1/4SW1/4 of Section 27, Township 8 South, Range 9 West;
Fairbanks Meridian

Title Quality: State Patent (Fee Title subject to Agricultural
Covenants) per AS 38.05.321.

The State Received Patent for the land and mineral estate on
12/3/63. The Patent Number is 1234301. The applicable state
case file is MH-100. The land was re-designated general grant
land pursuant to Chapter 5, FSSLA 1994, Dated June 23, 1994.

Parcel # 4

ADL 418836

40 acres

Minimum Bid: \$24,500

Clearing requirement: 2.5 Acres

T05S, R04E, Sec.27, F.M.

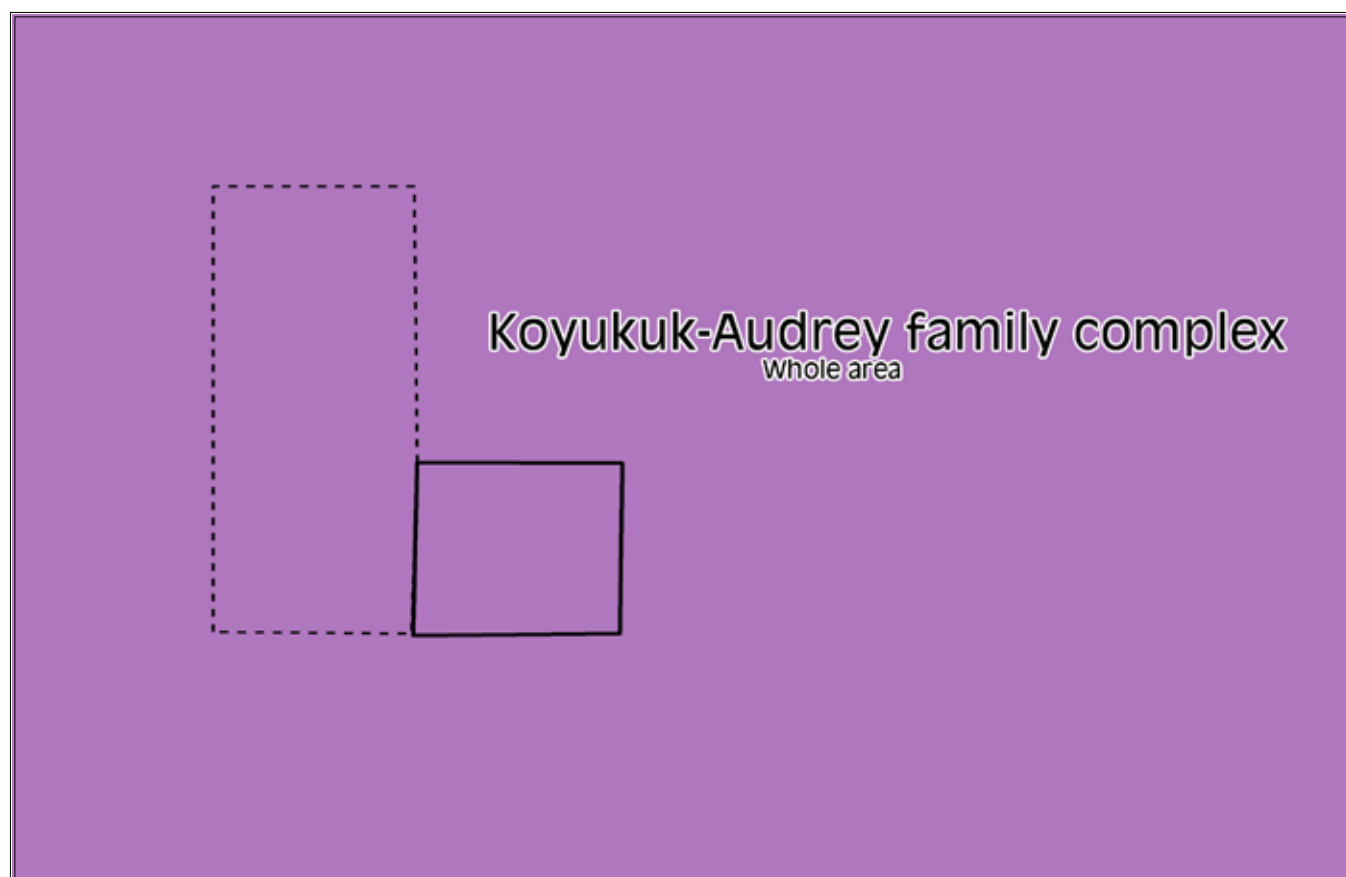
**Clearing
Requirement:** 2.5 Acres

Improvements: None

Access: Richardson Highway. 2+miles south of Salcha River bridge then west on undeveloped section lines
easements between sections 16/35 and 27/34. Practical access can be had by using "Country Road", which is 2+
miles south of the Salcha River bridge on the west side of the highway just before reaching Harding Road. This
developed road is not a legally platted road.

Municipality: This parcel is located within the Fairbanks North Star Borough and is subject to local ordinances
and taxing authority.

Present use: Public recreation and wildlife habitat



SOILS INFORMATION See page 21 for more information about the soil data

Koyukuk - Audrey family complex. 100% of parcel.

Koyukuk family. Slopes are 0 to 2 percent. This component is on terraces. The parent material consists of loess over alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is very high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is 2c. This soil does not meet hydric criteria.

Audrey family. Slopes are 0 to 2 percent. This component is on terraces. The parent material consists of loess over gravelly alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during April. Organic matter content in the surface horizon is about 90 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

